

MINUTES
TOWN OF GROTON
ZONING BOARD OF APPEALS
NOVEMBER 9, 2016 – 7:00 P.M.
TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

Chairman Stebbins called the meeting to order at 7:00 p.m.

I. ROLL CALL

Regular members present: Stebbins, Kravits, Mencer, Russotto
Absent: Manning
Staff present: Allen, Silsby

Public hearing procedures were reviewed. Chairman Stebbins appointed Russotto to sit as Acting Secretary. He explained that since only four members are present, there would have to be a unanimous affirmative vote for approval. He gave the applicant the option to wait until the next meeting. The applicant chose to go forward tonight.

II. PUBLIC HEARING

1. ZBA#16-14 – 25 Amherst Court, William and Susan Parsons/Owner, Advanced Improvements, LLC/Applicant, for a variance to Section 5.2 to allow a side yard setback of 12 feet on the southeast side of the property in lieu of the required 20 feet for a two-story addition, and a side yard setback of 16 feet on the northwest side of the property in lieu of the required 20 feet for a new landing on the existing part of the house. PIN#260908888604, RU-20 Zone.

Acting Secretary Russotto noted that the mailings were reviewed and found to be in order. The public hearing notice was read.

Patrick McAneeny, Advanced Improvements LLC, 61 West Main Street, representing the Parsons, submitted plans and photos. Setbacks were reviewed and information was given about the location of the proposed deck. Details were given about the proposed 16x18 addition and deck. Rendered elevations of the proposed house were reviewed, showing the new landing.

Inquiries were made about zoning regulations and an agreement that was made with the Town when the house was originally built. Approval had originally been granted under an Open Space Regulation. Staff stated that setback regulations had been relaxed for this subdivision for the primary construction. Subsequent construction would have to adhere to RS 20 zoning. Discussion followed about the agreement.

Chairman Stebbins asked if there was anyone to speak in favor or against this application and there were none.

The Public Hearing closed at 7:25 p.m.

III. MEETING FOLLOWING PUBLIC HEARING

1. ZBA#16-14, 25 Amherst Court, William and Susan Parsons/Owner, Advanced Improvements, LLC/Applicant

It was noted that the lot coverage is within the required guidelines. The Board understands the hardship.

MOTION: To approve the application as submitted

Motion made by Russotto, seconded by Kravits, so voted unanimously

IV. CORRESPONDENCE – None

V. APPROVAL OF MINUTES

1. October 12, 2016

MOTION: To adopt the minutes of October 12, 2016, as written.

Motion made by Russotto, seconded by Mencer, so voted unanimously

VI. OLD BUSINESS

An inquiry was made about the status of the Savings Institute Bank & Trust project. Staff stated that setback requirements changed in the updated zoning regulations, and as such the applicant is now in compliance to proceed.

The issue of Airbnb's in Groton was discussed. Staff stated that it is the intention of the Manager of Inspection Services not to regulate Airbnb's at this time.

VII. NEW BUSINESS

1. Adoption of 2017 Meeting Schedule

MOTION: To adopt the 2017 meeting schedule as submitted

Motion made by Russotto, seconded by Mencer, so voted unanimously

2. New Applications - None

VIII. REPORT OF STAFF

IX. ADJOURNMENT

Motion to adjourn at 7:33 pm made by Kravits, seconded by Mencer, so voted unanimously.

Scott Russotto, Acting Secretary
Zoning Board of Appeals

Prepared by Robin M. Silsby
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